060.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,800 / 766,800
					USE VALUE:	766,800 / 766,800
					ASSESSED:	766,800 / 766,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELDER CARL/AMY
Owner 2:	
Owner 3:	
Street 1:	15 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUGGIERO RICHARD J & SUSAN -
Owner 2:	-
Street 1:	15 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	336,700	1,200	428,900	766,800
Total Card	0.172	336,700	1,200	428,900	766,800
Total Parcel	0.172	336,700	1,200	428,900	766,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.54 /Parcel: 491.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40235
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

!5293!

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,700	1200	7,500.	428,900	766,800		Year end	12/23/2021
2021	101	FV	326,500	1200	7,500.	428,900	756,600		Year End Roll	12/10/2020
2020	101	FV	326,500	1200	7,500.	428,900	756,600	756,600	Year End Roll	12/18/2019
2019	101	FV	247,600	0	7,500.	422,800	670,400	670,400	Year End Roll	1/3/2019
2018	101	FV	247,600	0	7,500.	324,800	572,400	572,400	Year End Roll	12/20/2017
2017	101	FV	247,600	0	7,500.	306,400	554,000	554,000	Year End Roll	1/3/2017
2016	101	FV	247,600	0	7,500.	281,900	529,500	529,500	Year End	1/4/2016
2015	101	FV	241,500	0	7,500.	263,500	505,000	505,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:56:37

LAST REV

Date	Time
04/29/19	10:54:20

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5293

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUGGIERO RICHAR	33238-139		7/12/2001		406,500	No	No		
HAVELES JONATHA	27343-61		5/30/1997		231,000	No	No		Y

USER DEFINED

Prior Id # 1:	40235
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
12/5/2008	Meas/Inspect	372	PATRIOT
2/15/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
8/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.82	6			Topo	-5					428,925						428,900	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 428,925 | Spl Credit: | Total: 428,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32307684
Const Adj.:	0.99989998
Adj $ / SQ:	171.983
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413606
Depreciation:	76931
Depreciated Total:	336675

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

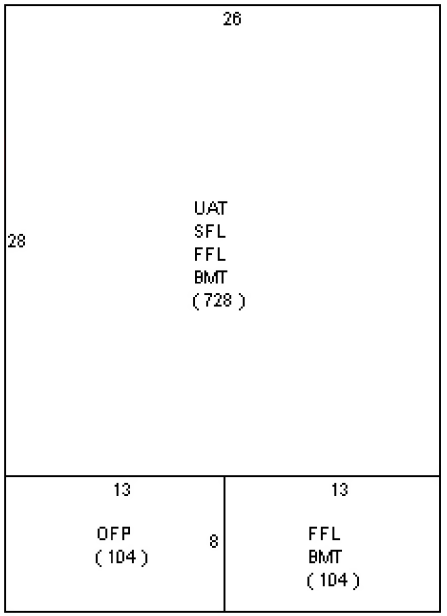
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.98
Special Features:	0	Val/Su Net:	125.73
Final Total:	336700	Val/Su SzAd	215.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	51.590	42,927
FFL	First Floor	832	171.980	143,090
SFL	Second Floor	728	171.980	125,203
UAT	Upper Attic	182	68.790	12,520
OFP	Open Porch	104	32.360	3,366

Net Sketched Area:	2,678	Total:	327,106
Size Ad	1560	Gross Area	3224	FinArea	1560
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	AV	2010	3.19	T	7.2	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200

IMAGE

AssessPro Patriot Properties, Inc